

City Council
Atlanta, Georgia

04-0-1132

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-44
4-23-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **1671 West Paces Ferry Road, N.W.** be changed from the **R-1 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **217 and 218** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Doughtin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
APPROVED by the Mayor

DEC 06, 2004
DEC 10, 2004



**Conditions for Z-04-44
1671 West Paces Ferry, N.W.**

Conditioned upon revised site plan, titled PD-H Zoning Plan, Nancy Creek Overlook, prepared by Land Plus Associates and marked received by the Bureau of Planning November 2, 2004.

Legal Description
Nancy Creek Overlook

All that lot, tract, and parcel of land lying and being in Land Lot 217 & 218 of the 17th District of City of Atlanta in Fulton County, Georgia, said tract being more particularly described as follows:

Beginning at a point at the intersection of the western right of way line of Nancy Creek Road (50' R/W) and the northern right of way line of West Paces Ferry Road (40' R/W) said point being the TRUE POINT OF BEGINNING; thence,

S 64° 33' 06" W 60.45' more or less along the northern right of way line of West Paces Ferry Road (40' R/W) to a point on the northern R/W line of West Paces Ferry Road (40' R/W); thence,

S 68° 37' 36" W 29.56' more or less along the northern right of way line of West Paces Ferry Road (40' R/W) to a point on the northern R/W line of West Paces Ferry Road (40' R/W); thence,

S 76° 44' 35" W 101.86' more or less along the chord of a curve in the northern right of way line of West Paces Ferry Road (40' R/W), said curve having a radius of 360.73' and a length of 102.20'; thence,

S 84° 51' 33" W 87.97' more or less along the northern right of way line of West Paces Ferry Road (40' R/W) to a point on the northern R/W line of West Paces Ferry Road (40' R/W); thence,

S 87° 17' 06" W 51.78' more or less along the northern right of way line of West Paces Ferry Road (40' R/W) to a point on the northern R/W line of West Paces Ferry Road (40' R/W); thence,

N 06° 19' 03" W 211.71' more or less to a point on centerline of creek; thence,

N 49° 05' 06" W 8.82' more or less on centerline of creek; thence,

N 07° 44' 34" W 42.95' more or less on centerline of creek; thence,

N 18° 09' 16" W 74.47' more or less on centerline of creek; thence,

N 02° 38' 50" E 15.25' more or less on centerline of creek; thence,

N 38° 42' 18" E 13.11' more or less on centerline of creek; thence,

N 22° 30' 08" W 17.95' more or less on centerline of creek; thence,

S 84° 12' 02" W 8.86' more or less on centerline of creek; thence,

N 14° 21' 53" W 63.04' more or less on centerline of creek; thence,

N 30° 04' 55" W 25.93' more or less on centerline of creek; thence,

N 03° 31' 05" W 26.98' more or less on centerline of creek; thence,

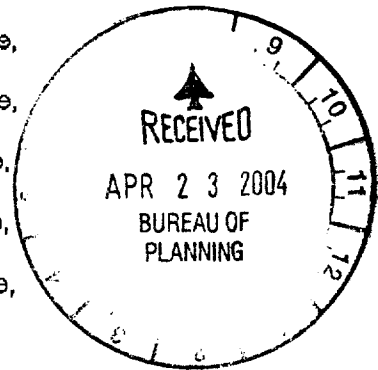
N 10° 14' 34" W 71.56' more or less on centerline of creek; thence,

N 25° 02' 48" E 120.63' more or less on centerline of creek; thence,

N 01° 25' 30" E 8.68' more or less to a point; thence,

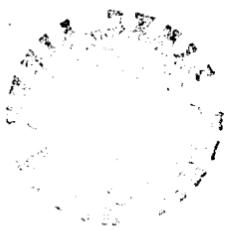
S 77° 09' 03" W 336.52' more or less to a point; thence,

S 00° 22' 05" W 18.97' more or less to a point; thence,



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Legal Description
Nancy Creek Overlook

S 81° 09' 41" W 59.36' more or less to a point; thence,
S 81° 36' 42" W 118.69' more or less to a point; thence,
N 00° 06' 16" W 167.96' more or less to a point; thence,
N 45° 17' 38" W 500.00' more or less to a point; thence,
N 81° 28' 07" E 480.93' more or less to a point; thence,
S 37° 14' 27" E 69.18' more or less to a point; thence,
S 04° 48' 11" E 164.86' more or less to a point; thence,
N 89° 36' 40" E 310.21' more or less to a point; thence,
S 00° 15' 16" W 181.56' more or less to a point; thence,
S 76° 19' 40" E 380.79' more or less to a point on the western right of way line of Nancy Creek Road (50' R/W); thence,
S 12° 48' 34" W 71.04' more or less along the chord of a curve in the western right of way line of Nancy Creek Road (50' R/W) to a point on the western right of way line of Nancy Creek Road (50' R/W), said curve having a radius of 707.00' and a length of 71.07'; thence,
S 11° 30' 54" W 114.10' more or less along the western right of way line of Nancy Creek Road (50' R/W) to a point on the western R/W line of Nancy Creek Road (50' R/W); thence,
S 06° 28' 30" W 171.96' more or less along the chord of a curve in the western right of way line of Nancy Creek Road (50' R/W) to a point on the western right of way line of Nancy Creek Road (50' R/W), said curve having a radius of 978.70' and a length of 172.18'; thence,
S 11° 59' 33" E 110.01' more or less along the chord of a curve in the western right of way line of Nancy Creek Road (50' R/W) to a point on the western right of way line of Nancy Creek Road (50' R/W), said curve having a radius of 236.86' and a length of 111.02'; thence,
S 25° 25' 13" E 143.41' more or less to a point at the intersection of the western right of way line of Nancy Creek Road (50' R/W) with the northern right of way line of West Paces Ferry Road (40' R/W); said point being the TRUE POINT OF BEGINNING.

Said tract of land containing 11.232 Acres as shown on a "Survey Exhibit for John F. Wieland and John Wieland Homes, Inc." as prepared by Rochester and Associates Inc. dated 03/12/04.

L-04-44

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RCS# 6314
12/06/04
5:30 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-1830 04-O-1840 04-O-1132 04-O-1406
04-O-1641 04-O-1849 04-O-1301, 1410 1839
ADOPT AS AMEND

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	NV Martin	NV Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	NV Muller	Y Sheperd	NV Borders

MULTIPLE

04-0 -1132

(Do Not Write Above This Line)

AN ORDINANCE Z-04-44
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 1671 WEST PACES FERRY ROAD, N.W., FRONTING APPROXIMATELY 331.62 FEET ON THE NORTH SIDE OF WEST PACES FERRY ROAD BEGINNING AT THE NORTHWEST CORNER OF NANCY CREEK ROAD. DEPTH: VARIES; AREA: 11.232 ACRES; LAND LOTS 217 AND 218, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: NANCY CREEK OVERLOOK, LLC APPLICANT: SAME
BY: CARL E. WESTMORELAND, JR., ATTORNEY
NPU-A COUNCIL DISTRICT 8

ADOPTED BY

DEC 06 2004

COUNCIL

AS AMENDED

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred

6/21/04

Referred To:

ZRB + Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee Date June 16, 2004
Chair Walter H. Hester
Referred To ZRB + Zoning

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Walter H. Hester

Walter H. Hester

Walter H. Hester

Walter H. Hester

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Walter H. Hester

Walter H. Hester

Walter H. Hester

Walter H. Hester

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

CERTIFIED

FINAL COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

DEC 06 2004

MAYOR'S ACTION

MAYOR